

# Urban Center / Village Housing Unit Growth Report Through 2nd Quarter 2021

Please note: In April 2019 the boundaries of several areas were changed; therefore, housing unit growth, base year-end 2015 total units, and future estimates based on the growth rate are being reported based on current boundaries.

	Previous Growth		Base Year	Housing Units Built by Year **						Growth from Base Year			Estimated Growth		Pipeline Growth
<a href="#">Urban Center / Village</a>	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	2020	2021	Units Built 2016 - 6/30/2021	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****
													Housing Units	<a href="#">Growth Rate</a>	
Belltown	3,097	3,177	11,496	64	1,191	-24	797	365	60	2,453	13,949	21.3%	3,332	0%	571
Denny Triangle	555	2,961	4,817		767	396	449	382	352	2,346	7,163	48.7%	3,364	0%	2,698
Commercial Core	1,014	623	3,896		607	304	45	266	208	1,430	5,326	36.7%	1,313	0%	2
Pioneer Square	257	670	1,562	45		107		-1	1	152	1,714	9.7%	363	0%	286
Chinatown-International District	679	407	2,574	221	120		494	174	524	1,533	4,107	59.6%	3,628	0%	149
<b>Downtown</b>	<b>5,602</b>	<b>7,838</b>	<b>24,345</b>	<b>330</b>	<b>2,685</b>	<b>783</b>	<b>1,785</b>	<b>1,186</b>	<b>1,145</b>	<b>7,914</b>	<b>32,259</b>	<b>32.5%</b>	<b>12,000</b>	<b>N/A</b>	<b>3,706</b>
Capitol Hill	554	2,075	14,978	62	162	381	164	364	549	1,682	16,660	11.2%	1,755	0%	463
Pike/Pine	495	2,077	5,036	735	321	358	-1	45	60	1,518	6,554	30.1%	848	0%	101
First Hill	306	832	7,064	169	17	557	1,103	329		2,175	9,239	30.8%	2,878	0%	2,575
12th Avenue	750	618	2,367	116	250	133	3	143	20	665	3,032	28.1%	519	0%	616
<b>First Hill/Capitol Hill</b>	<b>2,105</b>	<b>5,602</b>	<b>29,445</b>	<b>1,082</b>	<b>750</b>	<b>1,429</b>	<b>1,269</b>	<b>881</b>	<b>629</b>	<b>6,040</b>	<b>35,485</b>	<b>20.5%</b>	<b>6,000</b>	<b>N/A</b>	<b>3,755</b>
Ravenna	285	153	1,621	21	30	36	3	250	3	343	1,964	21.2%	1,237	0%	795
University Campus	-11	273	500	-1						-1	499	-0.2%	0	0%	
University District Northwest	663	1,792	7,830	285	472	294	360	382	38	1,831	9,661	23.4%	2,263	0%	1,685
<b>University District</b>	<b>937</b>	<b>2,218</b>	<b>9,951</b>	<b>305</b>	<b>502</b>	<b>330</b>	<b>363</b>	<b>632</b>	<b>41</b>	<b>2,173</b>	<b>12,124</b>	<b>21.8%</b>	<b>3,500</b>	<b>N/A</b>	<b>2,480</b>
Northgate	143	1,029	4,535	0	3	-25	354	25		357	4,892	7.9%	3,000	0%	345
South Lake Union	753	3,168	4,537	1,028	1,045	1,925	1,240	75	114	5,427	9,964	119.6%	7,500	0%	1,550
Uptown	976	2,618	7,557	66	213	187	213	352	294	1,325	8,882	17.5%	3,000	0%	858
<b>Urban Centers</b>	<b>10,516</b>	<b>22,473</b>	<b>80,370</b>	<b>2,811</b>	<b>5,198</b>	<b>4,629</b>	<b>5,224</b>	<b>3,151</b>	<b>2,223</b>	<b>23,236</b>	<b>103,606</b>	<b>28.9%</b>	<b>35,000</b>	<b>N/A</b>	<b>12,694</b>

\* Housing unit estimate is less than percentage growth rate above the 2015 base shown due to actual zoning capacity constraints.

\*\* Built Housing Units are the net new units (new units built minus units demolished) reported in the year the building construction permit was finalized.

\*\*\* Growth Rate is the percentage growth in housing units above the 2015 base. Urban centers do not have 20-year growth rate estimates, only specific housing unit goals.

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Source: SDCI Permit Data Warehouse  
Building Construction Permits  
Thursday, July 15, 2021

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<a href="#">Urban Center / Village</a>	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	2020	2021	Units Built 2016 - 6/30/2021	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****
													Housing Units	<a href="#">Growth Rate</a>	
Ballard	690	3,152	9,881	607	479	340	414	179	74	2,093	11,974	21.2%	4,000*	60%	385
Bitter Lake Village	209	1,171	3,388	-1	6	176	-1		16	196	3,584	5.8%	1,400	40%	224
Fremont	316	795	3,199	349	155	9	23	128	11	675	3,874	21.1%	1,300*	40%	296
Lake City	645	522	2,570	4	147	70	132	18	0	371	2,941	14.4%	1,000	40%	287
Mt Baker	517	406	2,586	16	151	187	58	618	43	1,073	3,659	41.5%	1,000	40%	597
West Seattle Junction	573	1,638	4,430	328	72	496	229	98	28	1,251	5,681	28.2%	2,700	60%	378
<b>Hub Urban Villages</b>	<b>2,950</b>	<b>7,684</b>	<b>26,054</b>	<b>1,303</b>	<b>1,010</b>	<b>1,278</b>	<b>855</b>	<b>1,041</b>	<b>172</b>	<b>5,659</b>	<b>31,713</b>	<b>21.7%</b>	<b>11,400</b>	<b>N/A</b>	<b>2,167</b>
23rd & Union-Jackson	862	1,161	5,838	291	177	216	433	713	103	1,933	7,771	33.1%	1,800	30%	682
Admiral	215	99	1,134	138	4	11	126	3	-51	231	1,365	20.4%	300	30%	62
Aurora-Licton Springs	476	534	3,455	15	32	28	322	103	30	530	3,985	15.3%	1,000	30%	40
Columbia City	261	1,119	2,933	265	43	272	126	34	64	804	3,737	27.4%	900	30%	649
Crown Hill	38	149	2,104	16	143	32	34	63	51	339	2,443	16.1%	1,100	50%	260
Eastlake	311	667	3,833	25	227	92	76	103	18	541	4,374	14.1%	800*	30%	131
Green Lake	226	643	2,605	12	224	1	34	116	25	412	3,017	15.8%	600*	30%	103
Greenwood-Phinney Ridge	386	212	1,760	102	-9	54	138	4	142	431	2,191	24.5%	500	30%	713
Madison-Miller	713	456	2,781	55	453	108	147	22	27	812	3,593	29.2%	800	30%	90
Morgan Junction	53	176	1,347	7	16	25	12	7	38	105	1,452	7.8%	400	30%	68
North Beacon Hill	55	176	2,503	131	28	42	61	36	63	361	2,864	14.4%	800	30%	449
Othello	912	651	3,473	-4	93	17	396	13	10	525	3,998	15.1%	1,000	30%	808
Rainier Beach	86	34	1,672	19	1	10	45	17	21	113	1,785	6.8%	500	30%	448
Roosevelt	70	503	1,720	265	73	266	492	-3	533	1,626	3,346	94.5%	900	50%	624
South Park	106	91	1,292	13	1	2	8	23	6	53	1,345	4.1%	400	30%	75

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Upper Queen Anne	86	292	1,723	-1		2	7			8	1,731	0.5%	500	30%	429
Wallingford	510	529	3,269	5	59	4	132	22	22	244	3,513	7.5%	1,000	30%	
Westwood-Highland Park	125	170	2,154	3	20	1	22	44	9	99	2,253	4.6%	600	30%	
<b>Residential Urban Villages</b>	<b>5,491</b>	<b>7,662</b>	<b>45,596</b>	<b>1,357</b>	<b>1,585</b>	<b>1,183</b>	<b>2,611</b>	<b>1,320</b>	<b>1,111</b>	<b>9,167</b>	<b>54,763</b>	<b>20.1%</b>	<b>13,900</b>	<b>N/A</b>	<b>5,817</b>
Ballard-Interbay-Northend	-19	3	660	-3		0	-1	3	1	0	660	0.0%	0	0%	1
Greater Duwamish	3	-26	405	-1	-8	-1			1	-9	396	-2.2%	0	0%	
<b>Manufacturing Industrial Centers</b>	<b>-16</b>	<b>-23</b>	<b>1,065</b>	<b>-4</b>	<b>-8</b>	<b>-1</b>	<b>-1</b>	<b>3</b>	<b>2</b>	<b>-9</b>	<b>1,056</b>	<b>-0.8%</b>	<b>0</b>	<b>N/A</b>	<b>1</b>

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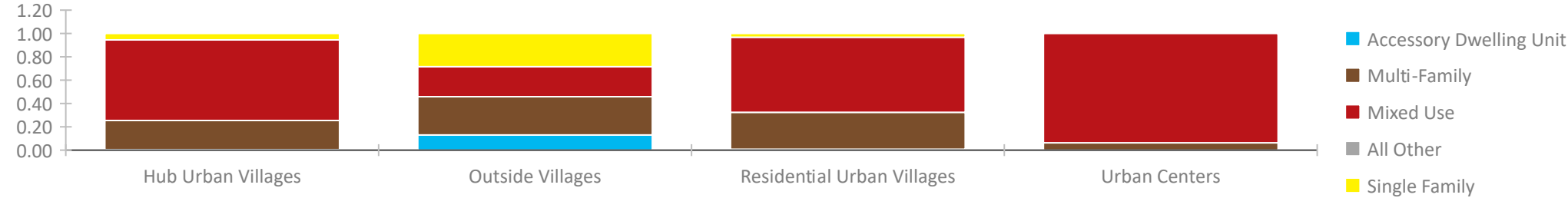
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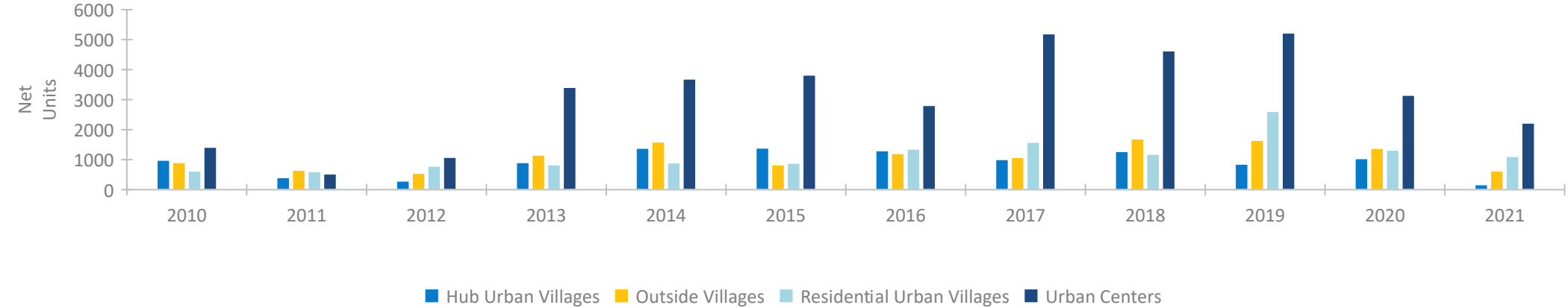
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Total Inside Villages	18,941	37,796	153,085	5,467	7,785	7,089	8,689	5,515	3,508	38,053	191,138	24.9%	60,300	N/A	20,679
Total Outside Villages	7,095	9,831	183,053	1,208	1,077	1,695	1,648	1,378	628	7,634	190,687	4.2%	9,700	N/A	2,894
GRAND TOTAL	26,036	47,627	336,138	6,675	8,862	8,784	10,337	6,893	4,136	45,687	381,825	13.6%	70,000	N/A	23,573

New Units by Unit Type by Year Built 2016 - 2021



Net Units by Urban Village Type by Year Built



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